

162.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

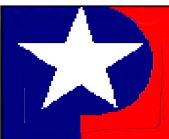
809,700 / 809,700

USE VALUE:

809,700 / 809,700

ASSESSED:

809,700 / 809,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
210		PARK AVE, ARLINGTON

Legal Description		User Acct
		107850
		GIS Ref
		GIS Ref
		Insp Date
		06/07/18

OWNERSHIP

Unit #:

Owner 1: GORMAN MARTIN E III ETAL/ TRS

Owner 2: 210 PARK AVENUE REALTY TRUST

Owner 3:

Street 1: 210 PARK AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: GORMAN-CICALIS CHRISTINA M -

Owner 2: GORMAN MARTIN E III -

Street 1: 210 PARK AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Wood Shingle Exterior and 2110 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.86	8			Med. Tr	-5					418,950						419,000	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/29/2002	603	Redo Bat	4,000	O		G4	GR FY04		6/7/2018	MEAS&NOTICE	CC	Chris C
4/14/1998	188	Addition	38,000					ADD 14X16 2 STORY	12/29/2008	Measured	372	PATRIOT
									12/16/1999	Mailer Sent		
									12/2/1999	Measured	263	PATRIOT
									6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION						BATH FEATURES			COMMENTS						SKETCH																																																																																																													
Type:	6 - Colonial			Full Bath:	2	Rating: Very Good								SFL	5	EFP	5	OFFP																																																																																																										
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:								FFL	(4)	(20)	(30)		10																																																																																																									
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:								BMT	12																																																																																																													
Foundation:	3 - BrickorStone			A 3QBth:		Rating:								(60)	30																																																																																																													
Frame:	1 - Wood			1/2 Bath:	1	Rating: Average																																																																																																																						
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																																																																																																																						
Sec Wall:		%		OthrFix:		Rating:																																																																																																																						
Roof Struct:	2 - Hip			OTHER FEATURES								RESIDENTIAL GRID																																																																																																																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average		1st Res Grid Desc: Line 1 # Units 1																																																																																																																				
Color:	BEIGE			A Kits:		Rating:								Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																		
View / Desir:				Fpl:	1	Rating: Good								Other																																																																																																														
GENERAL INFORMATION						CONDOS INFORMATION								Upper																																																																																																														
Grade:	C+ - Average (+)			Location:										Lvl 2																																																																																																														
Year Blt:	1917	Eff Yr Blt:		Total Units:										Lvl 1																																																																																																														
Alt LUC:		Alt %:		Floor:										Lower																																																																																																														
Jurisdct:	G4	Fact: .		% Own:										Totals	RMs:	10	BRs:	4	Baths:	2	HB:	1																																																																																																						
Const Mod:				Name:										REMODELING						RES BREAKDOWN																																																																																																								
Lump Sum Adj:				DEPRECIATION										Exterior:	No Unit	RMS	BRs	FL																																																																																																										
INTERIOR INFORMATION						Phys Cond:	AG - Avg-Good	26.	%	Interior:		1	10	4																																																																																																														
Avg Ht/FL:	STD			Functional:										Additions:	1998																																																																																																													
Prim Int Wal	2 - Plaster			Economic:										Kitchen:																																																																																																														
Sec Int Wall:		%		Special:										Baths:	2002																																																																																																													
Partition:	T - Typical			Override:										Plumbing:																																																																																																														
Prim Floors:	3 - Hardwood			Total:	26.4	%									Electric:																																																																																																													
Sec Floors:		%		CALC SUMMARY								Heating:																																																																																																																
Bsmnt Flr:	12 - Concrete			Basic \$ / SQ:	130.00									General:																																																																																																														
Subfloor:				Size Adj.:	1.14763033									Totals	1	10	4																																																																																																											
Bsmnt Gar:				Const Adj.:	1.00989902																																																																																																																							
Electric:	3 - Typical			Adj \$ / SQ:	150.669																																																																																																																							
Insulation:	2 - Typical			Other Features:	104491																																																																																																																							
Int vs Ext:	S			Grade Factor:	1.10																																																																																																																							
Heat Fuel:	1 - Oil			NBHD Inf:	1.00000000																																																																																																																							
Heat Type:	3 - Forced H/W			NBHD Mod:																																																																																																																								
# Heat Sys:	1			LUC Factor:	1.00																																																																																																																							
% Heated:	100	% AC: 100		Adj Total:	524789																																																																																																																							
Solar HW:	NO	Central Vac: NO		Depreciation:	138544																																																																																																																							
% Com Wal		% Sprinkled		Depreciated Total:	386245																																																																																																																							
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:																																																																																																										
SPEC FEATURES/YARD ITEMS																PARCEL ID 162.0-0001-0010.0																																																																																																												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																											
3	Garage	D	Y	1	14X20	A	AV	1917	23.93	T	40	101			4,000		4,000																																																																																																											
19	Patio	D	Y	1	10X10	A	AV	2000	6.00	T	15.2	101			500		500																																																																																																											
More: N	Total Yard Items:	4,500		Total Special Features:			Total:	4,500																																																																																																																				
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